BILL GARRETT, Davidson County
Trans:T20130037893 DEEDQC
Recvd: 05/07/13 09:46 2 pgs
Fees:13.00 Taxes:365.93
20130507-0045866

This Instrument Prepared By and Returned To:
Robert L. Scruggs, Attorney at law
2525 21st Avenue S
Nashville, TN 37212

Address New Owners:	Send Tax Bills To:	Map/Parcel Numbers:
Deborah Dowell Fleming **1223 15th Avenue S** **Nashville, TN 37212**	**Same As Owner**	**105-05-17.00**

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Deborah Dowell Fleming, Administrator of the Harry W. Dowell Estate and sole heir of Harry W. Dowell** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **Deborah Dowell Fleming, unmarried and Marcus Hodge, as joint tenants with rights of survivorship,** her heirs and assigns, in and to the following tract of land in **Davidson County, Tennessee**, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of George I. Waddy's re-subdivision of Lot No. 28 in O.B. Hayes Rokeby Addition, of record in Book 421, page 141, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 3 fronts 50 feet on the westerly side of 15th Avenue South, formerly Washington Street, and runs back between parallel lines 152 ½ feet to an alley.
>
> Being the same property conveyed to Harry W. Dowell by Quitclaim Deed from Deborah Dowell Fleming, dated September 24, 2008, recorded October 1, 2008, of record in Instrument No. 20081001-0099902, Register's Office for Davidson County, Tennessee. The said Harry W. Dowell died intestate, June 20, 2012 with an Affidavit or Heirship of record in Instrument No. 20130304-0021615 and with Letters of Administration (Probate Docket No. 13P553) granted to Deborah Dowell-Fleming.

This is improved property known as 1223 15th Avenue S, Nashville, TN 37212.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand on this the **1st day of May, 2013.**

Harry W. Dowell Estate

Deborah Dowell Fleming, Sole Heir

By: Deborah Dowell Fleming, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Deborah Dowell Fleming, as Administrator** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) of the Harry W. Dowell Estate, the bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the **1st day of March, 2013**.

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Deborah Dowell Fleming, as Sole Heir** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) of the Harry W. Dowell Estate, the bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the **1st day of March, 2013**.

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **-$98,900.00-.**

(Affiant)

Subscribed and sworn to before me, this **1st day of May, 2013**.

NOTARY PUBLIC

My Commission Expires:

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014